



## AT A GLANCE

Stellar Management has combined two historic loft buildings using a common core to create a single complex known as One SoHo Square, which adds modern infrastructure to the elegance of pre-war buildings with the help of world-renowned architecture firm Gensler.

### PRE-BUILT SPACES: NO ASSEMBLY REQUIRED

These pre-built spaces have been hand selected by our team to feature the same thoughtful design seen throughout the buildings. Privacy, expansive kitchens, breakout rooms and light and air create the perfect environment for any type of user.

### YOUR PERFECT FIT

- West building, 2nd floor: 12,303 RSF
- West building, 5th floor: 10,359 RSF
- East building, 9th floor: 22,479 RSF

### LOCATION

- Located at the intersection of SoHo and Hudson Square
- Close to all major transportation; directly above the C & E trains and 3 blocks away from the 1 train, among others
- Less than 10 minutes by train to Penn Station, Port Authority, Grand Central Station, WTC and the Fulton Transportation Hub

### CORE

- New mechanical rooms
- New bathrooms on each floor designed by Gensler
- New condenser water cooling towers with 2 water cooled units on each floor
- Potential for supplemental AC
- New electrical service providing 6 watts of power per SF
- Tenant controlled HVAC system

### IT'S IN THE DETAILS

- Premium pre-built office suites with full-floor identity potential
- Large conference rooms and/or private offices
- Generous ceiling heights and polished concrete floors
- Private bathrooms available
- Full kitchen and large pantry with room for seating and events

### THE COMPLEX LOBBY

- Facing SoHo Square Park on Spring Street sits the new double height lobby entrance
- Immersive digital media wall experience for art and branding opportunities
- 9 new key card enabled destination dispatch elevators
- QR Code and smartphone-enabled visitor system
- Dedicated concierge staff 24/7

### THE AMENITIES

- Communal roof deck on the West building for all tenants
- Trader Joe's in the base of the West building, expected to open Fall 2017
- Bike storage
- Messenger center
- +30K RSF flexible basement and mezzanine level storage
- Online payment and work order request system



Exclusive Leasing Agency

+ OneSoHoSq.com

